

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 9/23/2014	(3) CONTACT/PHONE Airlin M. Singewald, Planner III/(805)781-5198	
(4) SUBJECT Hearing to consider a request by the County of San Luis Obispo (General Services Agency) to amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 9,500 square-foot parcel located at 900 Main Street in Cambria, from Public Facilities to Commercial Retail and making related area plan text and mapping amendments; the amendments are exempt from CEQA. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Hold the public hearing on the amendment recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff report. 2. Take final action on the amendment heard today by adopting and instructing the Chairperson to sign the attached resolution and ordinance.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 2			



County of San Luis Obispo

TO: Board of Supervisors

FROM: Planning and Building / Airlin M. Singewald, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 9/23/2014

SUBJECT: Hearing to consider a request by the County of San Luis Obispo (General Services Agency) to amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 9,500 square-foot parcel located at 900 Main Street in Cambria, from Public Facilities to Commercial Retail and making related area plan text and mapping amendments; the amendments are exempt from CEQA. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Hold the public hearing on the amendment recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff report.
2. Take final action on the amendment heard today by adopting and instructing the Chairperson to sign the attached resolution and ordinance.

DISCUSSION

At today's meeting, your Board will hold a public hearing on the following amendment recommended for approval by the Planning Commission and take final action through adoption of a resolution.

The Planning Commission is transmitting the record of its meeting of August 28, 2014 to your Board for the attached proposed amendments to the Land Use and Circulation Element and Local Coastal Plan (North Coast Area Plan) as follows:

A request by the County of San Luis Obispo (General Services Agency) to amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 9,500 square-foot parcel from Public Facilities to Commercial Retail. The proposed land use category change would enable the County to transfer the former Cambria library property to private ownership. The site is located at 900 Main Street, approximately 800 feet northwest of Cambria Road, within the community of Cambria. The site is located in the North Coast planning area.

County File Number: **LRP2013-00015**
Assessor Parcel Numbers: 022-251-019
Supervisory District: 2
Date Accepted: April 11, 2014

The Planning Commission considered the above amendment and took the following action to recommend approval of the proposed amendment:

On the motion of Commissioner Ken Topping, seconded by Commissioner Meyer and carried (4-0), recommending to the Board of Supervisors approval of the amendment as shown in Exhibits LRP2013-00015:B), LRP2013-00015:C, and LRP2013-00015:D based on Findings in Exhibit LRP2013-00015:A.

Background

The County General Services Agency is requesting a Land Use Element / Local Coastal Plan amendment to change the land use category for the former Cambria library parcel at 900 Main Street from Public Facilities (PF) to Commercial Retail (CR). This change is necessary for the sale of the parcel to private ownership pursuant to Coastal Framework for Planning:

“The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the County will initiate a Land Use Element / Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel.”

The 9,500 square-foot parcel is developed with the former Cambria library, now a vacant 2,331 square-foot wood frame building. No development is proposed as part of this land use category change. The proposed amendment would change the mix of land uses potentially allowable on the parcel. Any future use that is more intensive than the previous use (a library) will require coastal development permit approval, and the potential impacts (e.g. increased traffic, water demand, etc.) of the new use would be evaluated through the coastal development permit review process.

When this item was presented to your Board for authorization, staff also recommended changing the land use category on a portion of the adjoining parcel to the northwest from PF to CR. The adjoining site is developed with a historic schoolhouse building that is presently used for a private commercial use, the Schoolhouse Gallery. After your Board authorized the amendment, the North Coast Advisory Council and San Luis Obispo County Historical Society researched the historic building and learned that it was relocated to Main Street in 1964 to house a community museum. Considering the historical character of the building and its originally intended use as a community museum, staff determined that the current PF designation is appropriate for the schoolhouse site.

Planning Commission Hearing

The Planning Commission reviewed this request on August 28, 2014, and recommended that your Board adopt the proposed land use category change. The Planning Commission’s discussion focused on the water shortage in Cambria and whether or not a “limitation on use” planning area standard should be applied to prohibit more intensive water uses from being established on the site, as recommended by the North Coast Advisory Council. The Planning Commission determined that such a standard is unnecessary because existing regulations are in place to ensure that future uses will not increase community water demands.

The Planning Commission made a minor change to Exhibit D (Proposed Area Plan Text Changes) to describe the location of the current Cambria library in terms of its address (1043 Main Street), rather than its proximity across the street from the veteran’s hall.

Refer to the attached Planning Commission staff report for a detailed analysis of the proposed land use category change.

OTHER AGENCY INVOLVEMENT/IMPACT

This amendment was referred to all applicable responsible agencies and was reviewed and recommended for approval by the Planning Commission.

In addition, County Counsel reviewed the resolution and ordinances as to form and content.

FINANCIAL CONSIDERATIONS

County initiated amendments are processed using funds within the Planning and Building Department budget.

RESULTS

Final approval of the request will allow staff to transmit the amendment to the California Coastal Commission for certification. The amendment will become effective upon certification by the California Coastal Commission. This amendment is consistent with the countywide goal of creating livable and prosperous communities.

ATTACHMENTS

- Attachment 1: Board Resolution for Adoption with Findings and Exhibits
- Attachment 2: Ordinance for adoption
- Attachment 3: Planning Commission Resolution with findings and exhibits
- Attachment 4: Planning Commission Draft Minutes of August 28, 2014
- Attachment 5: Planning Commission Staff Report